



**Clover Court, Yaxley Peterborough PE7 3FP**



**welcome to**

**Clover Court, Yaxley Peterborough**

A WELL PRESENTED HOME which could make an IDEAL first purchase & offers accommodation to comprise: entrance HALL , lounge diner, kitchen, downstairs wc, three bedrooms, ensuite to the master, FAMILY bathroom, gardens & allocated PARKING space.



### **Entrance Hall**

Radiator, laminate flooring.

### **Lounge Diner**

16' 1" x 15' 11" max ( 4.90m x 4.85m max )  
Double glazed window & french door to the rear,  
two radiators, laminate flooring, understairs  
cupboard.

### **Kitchen**

8' 3" x 8' 4" ( 2.51m x 2.54m )  
Double glazed window to the front, sink drainer set  
into work surface, further work surfaces with  
cupboards below & range of wall mounted storage  
cupboards. Wall mounted gas central heating boiler,  
fridge freezer space, plumbing for washing machine.

### **Downstairs Wc**

Frosted double glazed window to the front, close  
coupled wc, hand wash basin, radiator.

### **First Floor Landing**

Access to the loft, radiator.

### **Bedroom 1**

13' 9" x 9' 3" narrowing to 6' 9" ( 4.19m x 2.82m narrowing  
to 2.06m )  
Double glazed window to the front, radiator, built in  
wardrobe.

### **Ensuite**

Frosted double glazed window to the front, close  
coupled wc, hand wash basin, shower cubicle,  
radiator.

### **Bedroom 2**

8' 10" x 7' 11" ( 2.69m x 2.41m )  
Double glazed window to the front, radiator.

### **Bedroom 3**

7' 4" x 6' 10" ( 2.24m x 2.08m )  
Double glazed window to the front, radiator.

### **Family Bathroom**

Close coupled wc, hand wash basin, panel bath,  
extractor unit.

### **Outside The Property**

There is a numbered parking space to the front of  
the property with further visitors parking. The rear  
garden offers a paved patio area and is laid to lawn  
with a shale border to the rear. The garden is  
enclosed by fencing with gated rear access.



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## Clover Court, Yaxley Peterborough

- REDUCED FROM £230,000
- entrance hall, lounge diner, kitchen
- downstairs wc
- three bedrooms, ensuite to master, family bathroom
- gardens, parking space, no onward chain, COUNCIL TAX BAND B

Tenure: Freehold EPC Rating: C

offers in the region of

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YXZ107290 - 0023

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